been resold to a syndicate of lawyers for \$10,000.

who will alter the structure exclusively who will alter the structure exclusively who will alter the structure exclusively mon, bought from the Jacob K. Stifel mon, bought from the Jacob K. Stifel estate the five story apartment, 42x100. Broadway-John Street Corporation, has foor to a mercantile concern. The build- of 172d st. ing occupies an irregular lot comprising 500 square feet. Mr. Weinstock was represented in the deal by Jerome Eisner, attorney, and the purchasers by Charles Harwood of Jenkins & Harwood,

Columbia Society Buys.

George Comfort sold 612 West 114th a four story American basement dwelling, 14x100.11, for Frederick H. Birch to the Theta XI Association of

sale in Chelsen Section.

Edward H. Landon sold through Ed-C Duffy the five story building, at 335 to \$41 West Sixteenth st. nyestor, who will alter for manucan Railway Express Company, whose lease expires May 1, 1920, In Grand Central Zone.

Edward Corning purchased from Auw F. Groll, through Gaines, Van Nastrand & Morrison, Inc., the three tury building, 20x100.5, at 145 East Party-fifth at. He will alter it into offices and suites.

Business Parcel Bought. L. Tanenbaum, Strauss & Co. sold for

A & H. Boehm and others six story epresented by Isidor F. Green, attorney. living Judis and Joseph Silverson bought 401 Lafayette st., a seven story left, 25x100, from the Central Union Trust Company, The building was held at \$110,000. It rents for \$22,000. M. H. Gallani & Co, were the brokers.

ner 41 West Twenty-first st., a seven Zonaras. Rory loft, 25x98,9, through John Finck. Charles

Broadway Properties Sold.

Sherwood House, a soven story apartment, 50x105, at 2790 Broadway, adjoining the southeast corner of 108th
st, has been purchased by Joseph
Shenk from the Deed Realty Company.
The structure contains fourteen apartments and two stores, rents for \$20,000
and was held at \$190,000. J. S. Maxmell was the broker.

Bulkley & Horton Company sold 1378A
Dean street, Brooklyn, a three story no
basement dwelling, for Anna F. Pearsail of Dutchess county.

E. T. Newman sold the two story two
family dwelling at 274 Sixth avenue,
Brooklyn, for J. J. Sullivan.

Bulkley & Horton Company sold 1378A
Quoy 207 West Thirty-touting
three story building, 17x98.3, at an
aggregate rental of \$75,000.

Cross & Brown Company leased space
the family dwelling at 274 Sixth avenue,
Brooklyn, for J. J. Sullivan.

Bulkley & Horton Company sold 1378A
Quoy 207 West Thirty-touting
three story building, 17x98.3, at an
aggregate rental of \$75,000.

Cross & Brown Company leased space
Efficiency Mail List Company, at 425 to
Efficiency Mail List Company, at 425 to
Efficiency Mail List Twenty-fourth street to the
Company of three story building, 17x98.3, at an
aggregate rental of \$75,000.

Cross & Brown Company leased space
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aggregate rental of \$75,000.

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Efficiency Mail List Twenty-fourth street to the
Company of the story building, 17x98.3, at an
aggregate rental of \$75,000.

Cross & Brown Company leased space

Efficiency Mail List Twenty-fourth street to the
Company of the story building, 17x98.3, at an
aggregate rental of \$75,000.

Cross & Brown Company leased space

Efficiency Mail List Twenty-four

Joseph P. Day and J. W. Taylor sold of J. W. McGrath and Imman W. Eper. he executors of the estate of C. thelas, a lot on the west side of Broadway. M feet south of 181st at., 25m100; to Franwal, Inc., who intend to erect a ilding for occupancy.

uyers for Dwellings. The Old Guard of New York has com-

negotiations for the purchase thomas L. Bennett of the five dwelling, 25x61.2, at 307 West between West End av. and Drive. Capi. John W. Rus-re advocate of the Old Guard. represented the buyer. Charles A. Du-Bols was the broker. Brown-Wheelock Company Inc.

Frederick Ambrose Clark 40 at 14th st., a five story residence, a electric elevator, 25x102.2, to Louis a, the tenant. This is the four ath house sold by these brokers for owner since the first of the

William R. Ware sold for Ida Hamil-the four story dwelling, 17x100, at Lougian I. Elliman & Co. sold for the etate of Charles J. McGourkey the four story dwelling, 25x100.10, at 6 East

Henry von Bremen sold the three dwelling, 18.6x100.8, at 33 West uikshank Company and William A. & Sons sold 56 East 67th st., four story dwelling, 20x80, now occu-ed by the Lincoln School for Teachers

Operator in Several Deals.

Samuel Williams bought from the in Hible Society the three five. story apartments at the southwest corlory apartments at the southwest cor-er of Seventh avenue and 118th street, 80x10h, through Samuel Gross and S. and Hartford Railroad, L. S. Miller Amsteriam avenue, on which the syer well erect a six-story apartment size also sold to II. Lebov the five-

Other Manhattan Sales.

Harris & Maurice Mandelbaum and 2 Irving I. Lewine purchased c estate of Caroline Scuries the a seven-story apartment at 206 is West Ninety-ninth street, 60x. The house was held at \$200,000.
Gaillard & Co. were the brokers. seller purchased the property ten ency Erady sold for Anna Auger to

Murphy 326 West Twentyeach street, a four-story tenement, 1232.9, which will be aftered into lofts ed by the purchaser. ole Brothers Realty Company bought 12 to 116 East Thirty-second street, bee five-story flats, 50x100.

Joseph P. Duy sold to Samuel Rosenthe six-story tenement \$41 to 545 est Forty-ninth street, for \$72,000. Harrstrom-Callen Company sold for John Mackey the five-story apartment, Sailed ... at 105 West Sixty-eighth

Froman & Taubert sold for David telgerwald 185 East Eighty-second

Charles Galewaki also resold to Sarah

and at anterior yesterday by Mr. Day.

Simin Holding Company sold to Simon
Livy the Park Court, a six-story apartlist, at 403 West 115th street, 65x189,
list, 200.

Weschler & Kohn, attorneys,
list, 200.

Joseph A. Cronin, Johnston De Forest
and Charles F. Hall have been elected
to membership in the Building Managers
and Owners Association of New York.

As is story store and office building
success guaranteed; course \$5. HORTON'S, 143 West 30th
success guaranteed; course \$5. HORTON'S, 145 West 30th
success guaranteed; course \$5. HORTON'S, 145 West 30th
success guaranteed; course \$5. HORTON'S, 145 West 30th
success guaranteed; course \$5. HORTON'S,

story building, \$7.6x100, renting for Demand for Bronx Fints.

Samuel Williams bought through R. Goldberg, 608 and 614 Prospect av., the southwest corner of Beck st., a five story apartment with stores, 96x134, renting for \$16,500.

five story apartments, each 40x16e, Moses H. Rothstein purchased for L. Cohen and A. Levy the five story apartment at 769 Jennings at., 67x163.

Shaw & Co. sold for the Andrews In-

Jefferson Realty Company two five theatre in the Fifty-sixth street frontage, story tenements at 586 and 590 Prospect avenue, 37.6x100 each. The buy- diagonally opposite the property just

Other Buyers in The Bronz. Wm. A. White & Sons sold for Wal-

estor, who will alter for manual to Jacob Stangenberg.

Shaw & Co. sold for the Payne estate Pifty-sixth street, immediately adjoining to Margaret Fox 361 to 363 East 136th the corner. Anthony F. Tuozzo, attorstreet two three-story dwellings, \$5x100. ney, represented the lessoe and Hollan-William S. Denison & Co., with G. W., der & Bernheimer the lessor.

Campbell, sold for the Welsh estate 1495 ne avenue, a three story dwelling, 25x100. to Joseph Kaplan the two-family house at 2226 Valentine avenue. August Lauter sold for the Debb Corporation, Leo Levinson president, the three-family frent and one-family rear

building, 25x100, at 170 Greene st., to a three-family house, 29x125.

Moe L. and Louis Silverman, tenants, Mr. T. Ring sold for Mrs. Klencke Mr. Spiegel.

Dealings in Brooklyn.

L. Tanenbaum, Strauss & Co. sold for the Farmers Loan and Trust Company as trustees for the William Walderf Asior Trust 93 Prince st., north-west corner of Mercer st., a six story building, 100x100.

Lebertan Corporation bought from Myer Gans 151 Spring st., a six story loft, 25x75, through G. E. Lapp and A. A. Voorhees.

E. Sharum bought from Herman Laking 41 West Twenty-first st., a seven Story Willow place, Brooklyn, to C. Zonaras.

Story brick buildings: also, \$17 to 625
Baltic street, two four-story and three three-story flats and a machine shop, on a combined plot 100 feet in Fourth av-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from the Ora Realty Commune and 189.5 in Baltic street, the pany, at an aggregate rental of \$120-twelve years from

Charles Partridge sold the four story apartment at 1461 Bedford avenue. Brooklyn, for Max Biecher and M. Goldberg

Brooklyn, for J. J. Sullivan.

L. Tanenbaum, Strauss & Co. sold for the Jacob New Realty Company the Learner a two story house, with garage, six story building at 688 Broadway.

100x150, at the southeast corner of Taile.

Brooklyn, for J. J. Sullivan.

Samuel Gallizka and J. Lacov sold for the Jacob New Realty Company the Learner a two story house, with garage, six story building at 688 Broadway.

100x150, at the southeast corner of Taile.

Construction of the Jacob New Realty Company the Learner a two story house, with garage, six story building at 688 Broadway.

100x150, at the southeast corner of Fortieth street to Astna Motors Corporations and Samuel Gallizka and J. Lacov sold for Isado Parking and Samuel Gallizka and J. Lacov sold for Isado Pa Ocean Parkway and Avenue J. Brooklyn. The consideration was \$65,000. Con-

> purchaser will erect a two story dwelling, with garage, for his occupancy.

Sales and Leases in Queens,

cean avenue, south of Belmont avenue, Woodhaven. N. Hubbard, Jr., sold to A. J. Olivia ing. the improved plot, 59x109, on the west

side of Academy street, south of Old Grand street, Astoria. W. R. Gibson Company, Inc., sold six omes in Eleventh street, south of Ronoke avenue Richmond Hill, to A. M. Swain, W. G. Crary, L. Podewills, J. Thompson, D. Whitaker and G. B. Foster. I. Levy purchased the improved plot from F. W. George, 56x100, on the east

side of Beach Eighty-seventh street, south of the Boulevard, Rockaway Beach. E. J. Banzhaf sold to A. E. Patrick for development the plot, 100x111, at the southwest corner of Bradish and Titus headquarters of the International Comavenues, Bayside.

R. H. Kutner sold to L. D. Greenfield INSTRUCTION, COLLEGES, SCHOOLS. east of Waterloo place, Far Rockaway, Cross & Brown Company leased for Premiere Metal Etching Company space in building at Van Alst avenue and Fourteenth street, Long Island City, to Radium Dial Company,

suburban Transactions.

Warg also sold to a Mr. Bernstein the agent, the Westchester apartments on three-story dwelling at 113 Effs; 111th Huguenot street, Centre avenue and stree. Its 160; also sold to the Hara-leques Benity appany, Edward story structure for twenty-four families, franction, edward for the story structure for twenty-four families,

they flat at 152 East 103d street, 25x Seymour de B Keim, New York; also an acre at the corner of Langdon avenue and Eric street to Mrs. M. W. Robins Garden City Development Corporation sold to Dr. Edward L. Dow residence of Henry J. Garrison in Nassau Boulevard, near Stewast avenue, Garden City Estates, L. I.

Fish & Marvin sold for Mra Walter Beecroft residence and half acre at Briarcliff to Mrs. H. C. Finne, Fish & Marvin sold for Mrs. Elizabeth C. Loehr property in Morris street, Yonkers, N. Y., to John C. Whitehorn. John L. Fry, builder, purchased through George Howe plot in St. An-drew's place, Yonkers, N. Y. and intends to erect an annex to the apartment which he owns on an adjoining plot. Leo F. O'Farrell purchased from Edgar A. Walters, through George W. Both, Colonial house now being built in Lee avenue, Scarsdale, N. Y.

Real Estate Notes.

L. Tamenbaum, Strauss & Co. have been appointed agents for 718 and 720 Broadway, 443 and 445 Broadway, 28 and 30 East Tenth street, 84 and 68 East Eleventh street, 115 and 117 Bleecker street and 159 and 161 Mercer

Darles Galewald also resold to Sarah
Ratein the five-story apartment, 20
4 lilth street, 30x100, renting for 50 and held at \$40,000, through A.

Mer. West 125th street, where he will con-

0x100, has been sold by the ness.

[Henry Miller through Joseph G. L. Bethel was cobroker in the sale ruccess guaranteed; course is. HORTON'S, ruccess guaranteed; course is. HORTON'S, 141 West 18th.

TREND OF TRADE

and Sixth Avenue Corners -Other Space Taken.

from Elias A. Cohen of the Corp., represented by Joseph Demov & dealers, sub-leased from Charles of John Street Corporation, has five story apartment, 442100, renting London the five story building, 27x100, at 718 Fifth avenue, southwest corner of Fifty-sixth street, for about twelve years. The new tenants will make ex-the owners of the Fifth avenue building tensive elegations and will use the offered the State \$10,000 if it would pending for leasing the entire ground at 3892 Third av., adjoining the corner tensive alterations and will use the grade floor for their own business and B. S. T. Realty Corp. bought, through
Moses H. Rothstein, the five story apartment, 40.2x115.9, at 1968 Marmion av.,
northeast corner of Tremont av. Charles Galewski, through Charles in the vicinity is the thirty-two story Michael, resold to Jacob Levy the five tower building to be erected on the story apartment at 780 Prospect av., Heckscher plot, at the southwest corner Julius Bachrach sold for the Henry of Fifty-sventh street, together with a ers were represented by Isane Cohen and leased. Another deal recently reported the sellers by Jacobson & Pollock. involved the one-time Hoyt residence at 756 Fifth avenue, acquired by Farquharson & Wheelock, who also control ter J. Murray the three-story dwel- 724, adjoining. Charles of London is ling, 16x80, at 26 East Kingsbridge road seeking larger quarters, but for the

Leases in Sixth Avenue.

Elmer C. Gates sold for Louis Gates leased for Mary Fitzsimmons 749 and 751 Sixth avenue and 102 West Forty-third street, three four story buildings, forming an "L" around the southwest corner, to Nathan Auerbach, who will houses at 356 East 143d street, 25x100, is for twenty-one years and involves houses at Jac Frank.

To Morris Marquardt.

Frank J. Fuchs sold for John Blust to represented the owner and Cholney or represented the leases, as attorneys.

National Liberty Fire Insurance Company of the fourth and fifth floors at the court and fifth floors. pany leased the fourth and fifth floors in the new Buckley-Newhall building, at the southwest corner of Sixth avenue and Forty-first street, at a rental in Meister Builders, Inc., purchased from excess of \$300,000. The company has the Court Realty Company 111 to 119 been at the southeast corner of William and Cedar streets for fifty years. That story brick buildings; also, 617 to 625

avenue, known as Bryant Hall

Other Commercial Leases.

Henry Brady and Jean Le Bloas rented for J. J. Cavanagh to Arthur Pour-Bulkley & Horton Company sold 1378A quoy 207 West Thirty-fourth street, a

struction will start at once, and the house will be ready for occupancy in au street, to the Pinkerton National Approx. 1920.

Company, Inc.

Residential Leases.

Samuel H. Martin leased to Vincen chased for a factory site from A. J.

Clarey 50x121, on the east side of Duff & Brown Company region. Duff & Brown Company rented for Charles F. Brown to W. E. Hoffer 525 West 148th street, a three story dwell-

Y. M. C. A. BUILDING BOUGHT BY STATE

Acquired as Home for Industrial Commission.

Alfred E. Marling of Horace S. Eb. & Co. and chairman of the International Commission of the Y. M. C. A. sold the

COST AND FACTORY ACCOUNTING

Frank Broaker, C.P.A., No. Founder of the Certified Public Account ant Profession in the U. S. Secretary of First Board of C. P. A. Examiners. TO-NIGHT

Factory Controls-Application of Over head Charges—Elimination of Stock Tak-ing-Qualifying for Supervisor Positions— Verification of Cost of Production, etc., etc. Invitation to attend without chilgation

of any kind. Seating capacity limited. To insure reservation; telephone or call BROAKER & SCHMIDT. Public Accountants and Auditors Stuyvesant 831

NEW YORK PREPARATURY

Less York—72 Park Ave. bet. 38-38 Ste.
Less York—Certer Frankin and Justerson Avenue REGENTS COLLEGE West Point - Annapolis

New Jer. Juit Beginning BERLIT2 SCHOOL Languages 11-10 West 11th In Brooklyn:
TERMS MAY BE BEGUN AT ANY TIME

PIERCE SCHOOL 656 W. 181st St. SHORTHAND—BUSINESS—SECRETARIAS GRADUATES PLACED in GOOD POSITIONL PRATT Secretarial training; individual instruction, Day, evening, school, se West 45th Street,

mission at 122 and 124 East Twentyleighth street to the State of New York
for a headquarters for the Industrial
Commission, at present occupying the
top floor in 230 Fifth avenue. The
Y. M. C. A property fronts 50 feet in
Twenty-eighth street and 41 feet in
Twenty-eighth street and 41 feet in
Twenty-seventh street. The main structure, having a frontage of 40 feet in
the former street, is seven stories high
The remaining of the street and the former street, is seven stories high
The remaining of the street and the former street, is seven stories high
The remaining of the street and the street and the former street, is seven stories high
The remaining of the street and t Costar sold for the E. D. Gerald Realty Business Houses Rent Fifth Twenty-seventh street. The main structure, Company \$19, \$23 and \$27 Fox st., three The remaining 20 foot frontage with a

owner; G.& E Blum, 505 5th av, architots

35.009

MADINON AV, 165, to a seven story store
and factory—A Shapiro, 295 Broadway,
owner; b E Denalow, 44 W 15th st,
architect

WASHINGTON ST, 655, to a 4 sty dwelling—Fleischman Co, 701 Washington st,
owner; C A Jackson, 701 Washington st,
architect

PARK AV, 1025 and 1626, to two 4 sty
dwellings—S C Welsh, 213 Broadway,
owner; C B Moyers, 1 Union Square
West architect

220.009

STH AV, 395, to a four story loff, &c—S
Blank, 205 W 29th st, owner; R H Segai,
121 W 43d st, architect

250.001

Duffy, 9 E 55th st, owner; G P Pelham,
200 W 73d st, architect

425.000 depth of \$8.9 feet is improved with a three story building.
The fleat was made directly betweenMr. Marling and Gov. Smith after the
latter had asked the Legislature for an The five story building at 75 Cortlandt stitute for Girls of Ohio 316 Eiton av., a five story apartment, 50x100.

St. southwest corner of Washington st., southwest corner of with which to make the purchass. Gov. Smith explained to the Legislature that the nature of the husiness transacted by the Industrial Commission makes the commission an undesirable tenant and surrender its lease, which expires May

NEW BUILDINGS. Manbattan.

4TH ST, 415 W, for a 2 story garage, 5ex118.6—H Klein, 425 W 54th st, owner; L N Rothman, 529 Courtlandt av, archi-tect \$20,000

FORDHAM ROAD, s.s. 167 w Arthur av, 1 story brick garage. 25.1x47.7—Frederick Kummerle, 2529 Cambrelleng av, owner: Frederick L Kummerle, 2529 Cambrel-leng av, architect. \$5.000

ALTERATIONS, * Manhattan.

Joseph P. Day conducted his second special sales day for 1920 yesterday in BROAD ST, \$1, to a five story offices, &c .- the Vesey Street Salesroom. The total

OFFERED YESTERDAY

Joseph P. Day Auctions Var-

ied List of Properties.

IMPROVED PARCELS

RESORTS

SATURDAY-SUNDAY-MONDAY

Washington's Birthday Week-end

ATTRACTIVE. HEALTHFUL. You'll forget the slush and discomfort of the busy metropolis if you are strolling on the dry, sunny Boardwalk, with its unique rolling chairs, palatint hotels and fasilinating stores.

Special Holiday Program at the Hotels THE LEADING HOUSES ARE ALWAYS OPEN

and will stadty furnish full Information, rates, etc., on application (Hotels are all American Plan, unless otherwise noted) Marlborough-Blenheim J. Weikel, Mgc. Hotel Dennis | Hotel Strand American and European Plans slah White & Sons Co. F. P. Cook's Sons Trustee

The Wiltshire Hetel Chelses The Holmhurst Galen Hall Samuelellis, On Salen Hall Co. N. J. Collins, & For information and schedule of convenient railroad facilities, con local ticket agents. Galen Hall SamuelEllis, Owner N. J. Collins, Mgr.

HOTEL Winter Bathing

Business Men's Association, Mt. Ciemens, M.

J. B. THOMPSON & CO. Harry M. Lewis sold for Walter Kraslow the plat fronting 50 feet on the
southwest side of Prospect avenue, east
of Prospect Park West, Brooklyn. The

Detective Agency.

Henry M. Lewis sold for Walter Krasthen Y. Shapiro & Co. leased for Kauf
man Hats the parlor floor at 28 East
Twenty-third street to the W. R. K

Company. Inc. Sea Baths, Diet Kitchen, Orchestra

Capacity 600. Open all the Year C.L. Hanstein Pres. Lyman J. Watrown Secya Nor

Mariborough-Blenheim ATLANTIC CITY, N. J MEALTH IN EFFICIENCY
A Germicide Climare and Clean Screen
He Bust, 'No Dirt, Innumerable Outdoor
Recreations and Index Entertainments
Faurable Management Justich White & Sons Co.

& Hotel An American Plan Hotel of Distinction and Real Comfort

PIREPROOF GARACE. Walter J. Buzly THE TOTAL PROPERTY HOTE

OCEAN FRONT, OTHE HEART OF ATLANTIK CITY AMERICAN MINE UROPEAN PLANS. Hot and Cold Sea Water Batha Grill Orchestra Dancing Garage

The Breakers clean Front. Unusually attractive dur-ing Winter and Early Spring Seasons. Luturious, obbles, restful aun parfora and superb music. A palatial residence

for these seeking rest and recreation, AMERICAN and EUROPEAN PLANS. THE WILTSHIRE
Virginia av. and Bench; capacity \$10; private baths, running water, elevator, &c.;
American plan, \$4 up daily; special weakly.

RAYMORE ATLANTICOTT A WORLD'S GREATEST BOTTEL SUCCESS ATLANTIC CITY, N. J. Unsurpassed for healthful rest and recreation

Lakewood, N. J.

Laurel in the Pines . Lakewood, N. J. Equable climatic conditions. Golf, riding and sheltered walks. Daily concerts and dancing. Branch office, Geo. A. Huhn & Sons, Brokers.

New York. SHARON SPRINGS, N. Y. Payilion Hotel and Cottages Opena June 18. Felders on application.
THE ANNEX, Adjoining the Famous White Sulphur Springs and Bathing Establishment, opens April 14.
J. H. GARDNER & SON.
W. H. CRAIG, Gen's Mgr.

FRANK F. SHUTE, Mgr.

Hotel Royal Palm Fort Myers. Florida. NOW OPEN. 18 hole golf. Fishing, swimming pool. Every room with bath. J. L. NELSON, Mgr. DATTONA, FLORIDA I "The Prettiest Winter Resort in the World." A DELIGHTFUL WINTER, FLORIDA. WEST-COAST.
SPEND A DELIGHTFUL WINTER IN TAMPA.

North Carolina. AMERICA'S WINTER SPORT CENTRE-Pinehurst, N. C. Golf and all sports.

MOUNT CLEMENS

> World Renowned Mineral Water Bath For Rheumatism, Nervousness and that rus down condition. Best results in winter—less crowded conditions—better attention. Write le

FRONTENAC, QUEBEC, CANADA, OR THE GREAT WHITE SPORTS CANADIAN PACIFIC RAILWAY. C. Perry, Gen. Agt., Pass. Dopt., 1221 Bway

Miscellaneous. PRISTS' Agency; accommodations secured eard av., New Orleans.

HOTELS

Hotel Standish Arms ON BROOKLYN HEIGHTS 167-169-171 Columbia Heights Overlooking New Yor Harbor

4 Minutes to Wall Street. 13 Minutes to Forty Theatres Transien and Family Hotel **APARTMENTS**

Furnished or Unfurnished. lonsisting of Sitting Room with any desired number of bedrooms; each wit i private bath. To Lease by the 'ear. Unfurnished, \$700 per room up.

runished, \$800 per room up.
I hose now making leases
for the coming year can have their apartments dec-orated or furnished to suit. Take Interboro Subway to Clark St. 3 Short Blocks from Hotel. W. JOHNSON QUINN, Managing Director.

HOTEL West23dStreet,atSeventhAvenue

ABSOLUTELY FIREPROOF Room with adjoining bath,\$2.50 Room with private bath, \$3.00 Suites, \$5 up. Special rates by month, season and year; open fireplaces; high ceilings;

ually large rooms; spacious closets. Luncheon Dinner.....\$1.00 Cafeteria Attached.

Washington, D. C. **Burlington Hotel**

Colored map "B" of New York mailed free upon application.

American and European BOMELIKE, CLEAN, PERFECT GUISINE, 329 Ecome with Eath, 52 to 25. FIVE MINUTES FROM EVERTYHING. Washington, D. C.

PATENT ATTORNEYS.

Over 70 years' practice; all communications strictly confidential; handbook on patents free on request; special facilities for office consultations. MUNN & CO., Patent Attorneys, 983 Woolworth.

GLADKE, 1ell Broadway, entrance 48th. MACHINERY.
WOODWORKING machinery for sale, with
tools, shafting, pullers, belting. 275 Canal

hattan, The Brenk, Brooklyn and West
New York, N. J.
The premises at 14 and 15 Vandewater street, a five story loft, 52x126x
irregular, were sold to Charles F. Noyes,
representing a client, for \$82,500; 208
East Fifty-second street, a four story
storage warehouse, 20x100.5, to Lillian
Graham for \$41,000; northeast corner Graham for \$41,000; northeast corner of Couth First street and Wythe avenue Breaklyn, a four story tenement, 26.8x 75x kregular, to the Sutmillog Realty Corporation for \$12,500; southwest cor-ner of Park avenue and 128th street, a

LEASE AT NEWBURGH. The Metropolitan Tobacco Company leased through Joseph P. Day the three

day will be found in another column. Other properties offered for sale yester-day were as follows:

By J. Lincoln Seide. 126TH ST. 51 W. 5 sty flat, 25x99.11, bid

BEAL ESTATE AL AUCTION. REAL ESTATE AT AUCTION.

BEAL ESTATE AT AUCTION

OPINION

WHO IS RIGHT?

versus

FACTS

today for less than \$500,000

He erected a building costing 200,000 Total cost.....\$300,000

He leased it for ten years for \$30,000 per annum. He then tried to sell it for \$350,000, but did not do so. The lease expires this year.

He has rented it now for \$50,000 per annum. He has just sold it for \$350,000. He could not buy the land and erect the same building

The Builder apparently made a profit of \$50,000. The \$350,000 which he received for the property has a purchasing power of only fifty cents on the dollar, in buying building material and labor today, compared to its value in 1910. The Buyer paid \$350,000 for a building worth \$500,000 today. The Seller received \$175,000 worth of purchasing power for a

building which cost him \$300,000. WHO HAS MADE THE MONEY HERE; THE BUYER OR THE SELLER?

The OPINION of many people is that Real Estate has gone up in value. The FACT is, we know that land and buildings are selling at the old valuations, and have not yet risen in proportion to other commedities.

> NOW IS THE TIME TO BUY Supreme Court Partition Sale, Charles F. Brown, Referce

of the HENRY ASTOR TRUST ESTATE

West 45th Street No. 239, 241, 243. etc., to 267, inclusive. West 46th Street No. 148 & 150; 252-266, 304-350, 358-372, 357-373.
West 48th Street No. 516 & 518. West 49th Street No. 447, 449, 463 & 465.
West 50th Street No. 454, 456, 458, N.E Cor. 12th Ave., 641, 643 & 645.

No. 489, 503, 537, 607, 724 to 742, 725 to 731, 884. 8th Avenue 9th Avenue No. 650 to 658. No. 689, 714 to 720; 726 to 732. 3rd Avenue No. 704. 10th Avenue

Land only under the following buildings is to be sold, subject to leases expiring at dates, from May 1st, 1970, to May 1st, 1931. Broadway No. 1531, 1533, 1535 & 1537, N. W.Cor.45th St. (Astor Theatre) West 45th Street No. 211 to 225 (Bijou & Morosco Theatres).

West 47th Street No. 503 to 521. West 48th Street No. 504 to 514. West 49th Street No. 457 to 461. West 50th Street No. 442 to 452;647;land adjoining N. E. Cor. 12th Ave. West 51st Street S. W. Corner 11th Avenue; £02 to 610, inclusive.

WILL BE SOLD AT PUBLIC AUCTION, WITHOUT RESERVATION.

70% may remain on bond and

Title insured free by Title Guarantee and Trust Co.

J. Clarence Davies.

Agents and Auctioneers MORRIS & McVEIGH, No. 32 Liberty Street

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Attorneys for Plaintiff

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SEVEN STORY MODERN LOFT BUILDING:
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No. 691 to 695; 697 to 703; 722 & 724.

TUESDAY, MARCH 9th, 1920 mortgage for 3 years at 5%

Joseph P. Day, 67 Liberty Street